



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/19/02

AGENDA ITEM 10

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Review of Revised Elevations and Site Plan for Zone Change Application No. 2001-0135 to Planned Development and Tentative Tract Map 7215 - Warraich Construction (Applicant/Owner) - The Property is Located at 308 Valle Vista Avenue at the Northeast Corner of Dixon Street

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution approving the revised site plan and elevations.

DISCUSSION:

On November 20, 2001, the City Council reviewed the request to construct six townhouses at the northeast corner of Valle Vista Avenue and Dixon Street. The Council expressed concerns that the design of the building was unattractive in that it appeared to be comprised of disparate architectural elements, that the safety of the residents using the group open space could be compromised given its design and location, and that the impact of the project on local schools was unclear. Approval of the requested zone change and tentative tract map was granted with a requirement that revised elevations and plans for the group open space be submitted to the Council for approval.

In response to the Council concerns, the applicant engaged a new architect, resulting in a different approach to the project. The exterior of the building has been improved to delineate six contiguous but distinct townhouse units. Borrowing from the existing housing forms in the neighborhood, the architect has created six stucco townhouses in a contemporary California bungalow style. Each unit contains three bedrooms above the main living area and a 2-car garage. All six units are approximately 2000 square feet in area including the garages. The proposed roof is a warm brown composition shingle drawn from the shingle colors in the neighborhood.

The Dixon Street façade has a terracotta colored entry portico creating a distinctive entry and a sense of individuality and privacy for each unit. Each entry extends 5 feet from the main building and the entries are staggered to further support the sense of individuality. These entries are tied together with a low stucco privacy wall in front of the individual front patios.

The facade of each townhouse consists of one major gable with a smaller gable cantilevered 2 feet from the front wall. This articulation of the facade counterbalances the entry portico and adds sun

protection over the large patio doors that allow entry into the living room on the lower level. An ornamental iron balcony rail is featured in front of the smaller gable window.

The back facade of the building is similar to the front façade where each townhouse has one main gable and a second gable extending in front of it to break up the mass of the façade. The second gable is lower and carries down to the ground. The garage doors are broken into 2 staggered 8-foot units in an effort to keep the feel of single-family homes instead of apartment parking. The units are tied together with a planting trellis mounted above the garage doors between the extended gables.

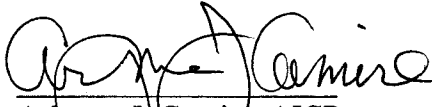
To break up the side elevation facades, dormer extensions are used on the master and guest bedrooms as well as the kitchen. A terracotta stucco band ties the sides to the front entry porticos. The side elevations are much better than the original submittal.

The applicant has proposed a vivid color scheme that further differentiates the individual units. Alternating between a brown, gold and green, the proposed units are pleasantly colored for a bright appearance. The architect wanted to adopt a more exciting, less bland color scheme than what exists in the surrounding neighborhood. The front doors are strong solid contrasting colors adding to the sense of individuality of each entry.

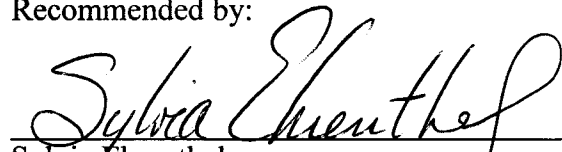
Off-Street Parking Regulations require a minimum of 13 parking spaces for the 6 dwelling units. A total of 12 spaces are proposed within garages, and 4 uncovered parking spaces are proposed, for a total of 16 parking spaces. The project is in an area identified by the General Policies Plan as suited to transit-oriented development because of its proximity to the BART station. For this reason, the applicant has adopted the staff and the Planning Commission recommendation that the uncovered parking be kept to under five spaces and that the on-site walkways be reoriented to provide a direct path from the units to Dixon Street to encourage the residents and visitors to use public transit. Originally the applicant had nine uncovered parking stalls so the removal of five of the parking stalls has provided a larger area for group open space. As a corner parcel, there is ample on-street parking available to accommodate additional vehicles should the need arise.

Adequate private open space has been provided in 170 square-foot entry patios facing Dixon Street. These include 4-foot privacy walls facing Dixon Street and at the setback line and 8-foot walls with trellis between units. The group open space has been increased to 2,600 square feet and has been designed with new landscaping including a berm at the back of the site. The applicant has removed the hardscape and picnic table preferring a large open lawn area for children to play. The applicant has agreed to provide picnic tables but requests that they be movable. The design further incorporates the use of a berm to screen the uncovered parking from Valle Vista Avenue. In addition, the berm acts as a buffer between vehicles and the group open space to assure the safety of the open space users.

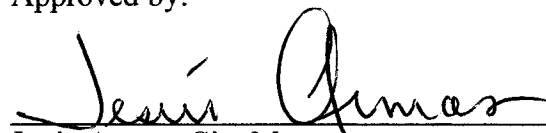
Prepared by:


Arlynn J. Camire, AICP
Associate Planner

Recommended by:


Sylvia Ehrental
Director of Community and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments:

- Exhibit A. Area Map
- Exhibit B. City Council Meeting Minutes dated
November 20, 2001
Draft Resolutions
Revised Planned Development Plans

02/13/02

EXHIBIT A

TENNYSON ROAD

BART STATION

DIXON

CAMELIA COURT (PVT.)

TRACT 6499

TRACT 4860

SEA LOST (PVT.)

VISTA

2095

MISSION BOULEVARD

VALLE STREET

STATE OF CALIFORNIA

Planned Development No.2001-0135
and
Tentative Tract Map 7215

HEARINGS

6. Zone Change No. 2001-0135 & Tentative Tract Map 7215 - Warraich Construction (Applicant/Owner) - Request to Rezone from High-Density Residential (RH) District to Planned Development (PD) District and Subdivide a 19,300± sq. ft. Parcel to Construct Six Townhouses on Separate Parcels - The Project is Located at 308 Valle Vista Avenue at the Northeast Corner of Dixon Street

Staff report submitted by Associate Planner Camire, dated November 20, 2001, was filed.

Planning Manager Anderly stated that the zone change is needed as the site is zoned for high density. She noted that as this is near the South Hayward BART station, and parking spaces are lessened to provide additional group open space. A condition would address open space enhancements depending on the type of marketing for the project. She noted that staff has included additional conditions of approval to architecturally improve the development and the owner is willing to improve the elevations of this six-townhouse project. The developer is required to meet a noise level in the units not to exceed a level of 45 decibels. She commented that on-street parking is allowed on both Valle Vista and Dixon Streets and that the townhouse development provides ownership opportunities.

Council Member Rodriquez was not satisfied with the elevations and commented that the project had a 'barracks' look to it. Additionally, she was concerned with the determination that this development could only generate one student to impact the local schools.

Council Member Hilson agreed with the previous comment and noted that this ratio seemed inaccurate with a total of 18 bedrooms for this project. He objected to the lack of neither protected or fenced back yards nor a fenced area for children. He discussed that although the 'front' is on Dixon, the side of the building is on Valle Vista and that should be considered a 'front' as well. Planning Manager Anderly indicated that there are requirements for the location of the front entry doors.

Staff noted that the group open space could be fenced, but is not a requirement. This project does not afford an opportunity to install backyard fencing, as the garages will be built in the rear area of the townhouses. It was also noted that the school district provided the information for staff to determine the student generation factor. The purpose of the analysis is to understand the impact new developments will have on the local schools. To the extent that there are impacts, mitigation measures are made based on previously determined values. The school district continues to study the formula that is used to determine student generation.

Council Member Dowling suggested that perhaps staff might review the project in six months to see if the generation of one student is valid.



**MINUTES OF THE SPECIAL JOINT MEETING OF
THE CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, November 20, 2001, 8:00 p.m.

Council Member Ward expressed his concerns for safety in the group open space as well as the area where the garages will be constructed. He suggested that a speed hump be installed as a safety measure.

Council Member Jimenez asked if the developer agreed to the architectural improvements requested by staff. It was noted that this is required and part of the conditions of approval. Lastly, he indicated that this is a good project, satisfies policies to locate housing near a transit center and new housing is needed in this area. He also cited from the report that the Planning Commission recommended this project.

Council Member Hilson felt that this proposal was rather unattractive. It seemed to be a hodgepodge of various elements and strongly opposed the design. He was not pleased with the roofline, or the aesthetic quality of the project. He agreed with the staff report that the elements do not reflect an excellent project. He was reticent to the developer making the necessary improvements and enhancements. Staff noted that it would provide examples of various projects with quality design and creativity.

Council Member Henson also expressed his concerns and agreed with the various issues raised by his colleagues. He asked if staff has considered deleting one unit to afford fencing and address some of the apparent issues. He was concerned with parking impacts on the two streets in light of the close proximity to the South Hayward BART station. He indicated that city streets are impacted by on-street parking and become so congested that there are difficulties for emergency vehicles. He asked if on-street parking restrictions were considered and staff noted that it was not considered.

Mayor Cooper expressed her concerns about safety in the project, the lack of landscaping in the projected open space area, and commented that the project seemed more a 'motel' type project. She compared this project to those in the Harder-Tennyson area that were approved by previous Councils and are now in slum-like condition.

City Manager Armas noted that Council has an option during its deliberation to go forward on the project but require the design for the buildings to return for further consideration and approval. Staff could also address the open space concern at that time.

Mayor Cooper opened the public hearing at 9:06 p.m.

Jason Moreno spoke in support of this project. He made comments related to the use of the Mello Roos regulation for funding police, fire, and schools as previously expressed by Mr. Abrantes.

City Manager Armas clarified that a Mello Roos assessment district is a supplemental assessment district that is imposed upon additional properties. He noted that there is no Mello Roos district yet in place that deals with schools or public facilities. Currently what is in place in most communities is the school impact mitigation fee that is a fee based on the square footage of each unit. There is a dollar amount associated with it and each development is obligated to pay and the city collects it on behalf of the school district and remits it to the school district.

Francisco Abrantes asked for permit fees on this project. It was noted that different costs would vary. He commented that the Mello Roos in San Diego costs about \$450,000.

Mayor Cooper closed the public hearing at 9:13 p.m.

Discussion continued; there were comparisons to other projects made, and concerns for the quality of the design.

Council Member Jimenez moved to approve the project and wait for the design of the buildings to come back to Council for approval.

Council Member Ward commented that this is an actual rarity to down zone a property in Hayward that is so near a public transit center. In light of the issue of the design, he offered a motion to adopt the negative declaration, and approve the down zoning and the tentative map. He reiterated the architectural and open space issues previously expressed by the Mayor and Council.

Council Member Henson supports the project as an opportunity for ownership housing with the proviso to return with design improvements. He noted that he would raise his issue in regards to parking at another venue, as it is a general issue. He commented that part of his rationale is to discourage the use of cars from parking on those streets as there are sufficient parking spaces within the project and more importantly that it is a transit-oriented project.

Council Member Rodriquez felt very strongly that this project should be architecturally improved. She would be supporting the project, but would not be supporting this design.

Council Member Hilson felt that this proposed project seemed overbuilt with very large units. He would be voting against the project.

Council Member Dowling remarked on the transit-oriented development. He noted that the site is currently zoned for thirteen units and is being down zoned to six. He did not agree with down zoning this project any further. He was encouraged that this development encourages home ownership and felt that it could be redesigned. He urged that play equipment be installed in the group open space area.

It was moved by Council Member Jimenez, seconded by Council Member Ward, to introduce and adopt the following by the following roll call vote with the condition that revised design



MINUTES OF THE SPECIAL JOINT MEETING OF
THE CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, November 20, 2001, 8:00 p.m.

plans be submitted for review and approval by the City Council as well as address the open space issue:

AYES: Council Members Jimenez, Rodriquez, Ward,
Dowling Henson
Mayor Cooper
NOES: Council Member Hilson
ABSENT: None
ABSTAINED: None

Introduce Ordinance 01-__, "An Ordinance Amending the Zoning District Map of Chapter 10, Article 1 of The Hayward Municipal Code by Rezoning Certain Territory Located on Valle Vista Avenue Pursuant to Zone Change Application No. 2001-0135"

Resolution 01-167, "Resolution Approving Tentative Tract Map No. 7215 and Zone Change Application No. 2001-0135, Conditionally Approving the Preliminary Development Plan and Certifying that the Initial Study and Negative Declaration Have Been Completed in Compliance with the California Environmental Quality Act"

~~7. Zone Change No. 01-120-02 and Tentative Map Tract 7262 - Abdul Mahdavi (Applicant/Owner) - Request to Rezone from Single-Family Residential (RS) to Planned Development and to Subdivide a 1.3± Acre Parcel into 8 Single-Family Parcels - The Property is Located at 25958 Gading Road with the Harder-Tennyson Neighborhood~~

~~Staff report submitted by Associate Planner Camire, dated November 20, 2001, was filed.~~

~~Planning Manager Anderly made the staff report, noting the footprint of the lots and the common driveway entrance. She pointed out the three elevations and noted that the design guidelines have been met. She noted that the recommendation includes the adoption of the negative declaration and the approval of the zone change and the tentative map. Lastly, she noted that a family of eight brothers plan to purchase the dwellings of this project.~~

~~It was noted that the homeowners association would maintain the common areas located in the front yards. There was concern about the uses of the abutting property including the potential construction of a church in this area.~~

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

mac
2/13/02

RESOLUTION APPROVING THE REVISED ELEVATIONS AND SITE PLAN IN CONNECTION WITH ZONE CHANGE APPLICATION NO. 2001-0135 AND TENTATIVE MAP TRACT 7215

WHEREAS, on September 20, 2001, the Planning Commission recommended adoption of the negative declaration and approval of Tract 7215 to create 6 townhouses on separate parcels and one common area parcel at 308 Valle Vista Avenue (the Project), in conjunction with an application to rezone the property from RH (High-Density Residential) zoning district to PD (Planned Development) zoning district; and

WHEREAS, on November 20, 2001, the City Council adopted the negative declaration and approved the Project and the zone change, subject to the condition that the applicant submit revised design plans addressing the City Council's concerns relating to the design of the townhouses and the safety of the residents using the group open space; and

WHEREAS, the applicant obtained a new architect which resulted in a new approach to the Project and submitted revised elevations and plans for the group open space, which met the approval of the Hayward City Council; and

WHEREAS, there has been no change in circumstances of the Project warranting additional environmental review.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hayward hereby relies on the previously adopted environmental documents and approves the revised site plan and elevations in connection Zone Change Application No. 2001-0135 and Tentative Tract Map 7215.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

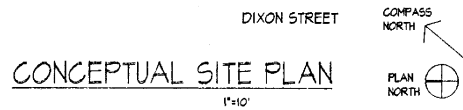
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

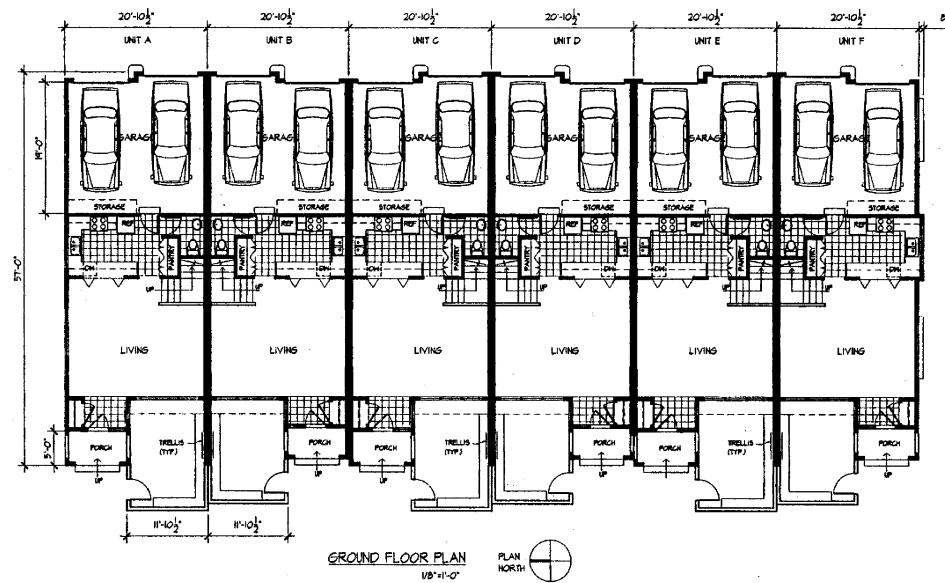
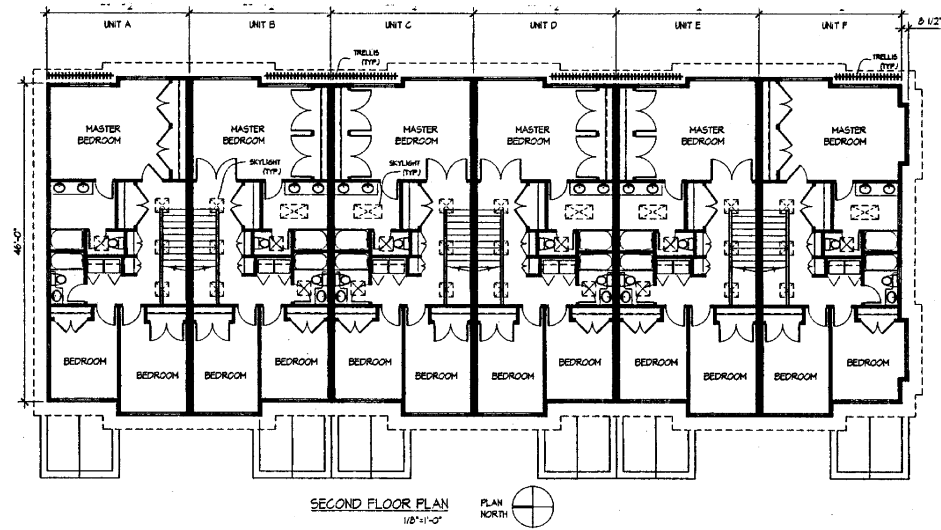
ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



Issue Date: 12-20-04
Scale: AS NOTED
Drawn By: MCDR
Job No.
Sheet Title:
SITE PLAN
Sheet No.
AO
of Sheets

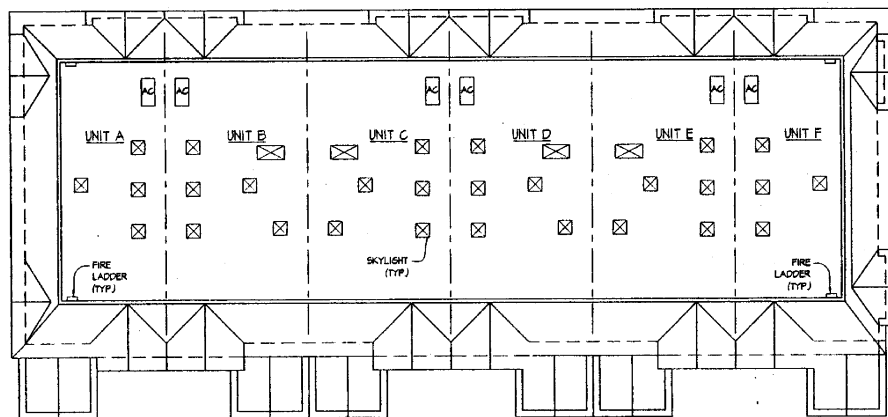


GROSS SQUARE FOOTAGE		
UNIT	AREA	GARAGE
A	1540	410
B	1540	410
C	1540	410
D	1540	410
E	1540	410
F	1611	410
TOTAL	9601	2500

VALLE VISTA TOWNHOMES
308 VALLE VISTA AVENUE
HAYWARD, CA

Issue Date: 12-20-07
Scale: AS NOTED
Drawn By: MELOR
Sheet No.:
Sheet Title:
FLOOR PLANS
Sheet No.:
AI
Of Sheets

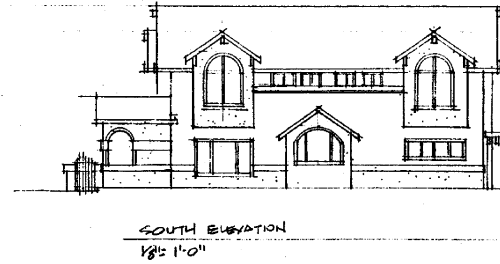
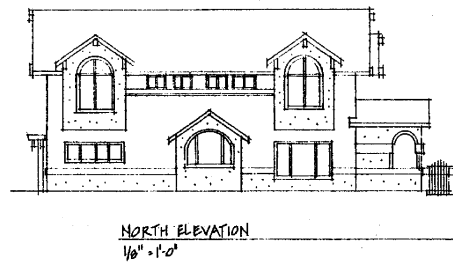
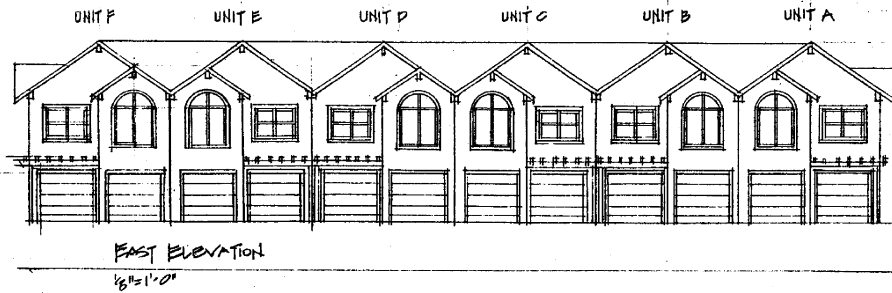
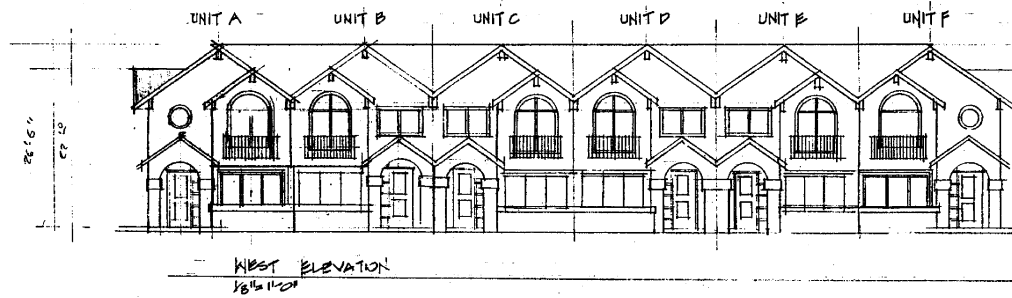
RUFFIN ARCHITECTURE
ARCHITECTURE
ARCHITECTURE INTERIORS
47 MASSA DRIVE, E. • PLEASANT HILL, CA 94523
(925) 940-8888
(925) 940-8888



ROOF PLAN
1/8"=1'-0"

PLAN NORTH

<p>RUFFIN ARCHITECTURE ARCHITECTURE + INTERIORS 4000 SHAW BLVD. SUITE 100 DALLAS, TEXAS 75219 TEL: 214.300.8888</p>	
<p>VALLE VISTA TOWNHOMES 308 VALLE VISTA AVENUE HAYWARD, CA</p>	
Issue Date:	12-30-01
Scale:	AS NOTED
Drawn By:	MGDR
Job No:	
Sheet Title:	ROOF PLAN
Sheet No:	A2
Of Sheets:	2



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VALLE VISTA TOWNHOMES
308 VALLE VISTA AVENUE
HAYWARD, CA

Date: 08-01-01
Scale: AS NOTED
Drawn By: MGR
Sheet Title
ELEVATIONS

Sheet No.
A3
Of Sheets